

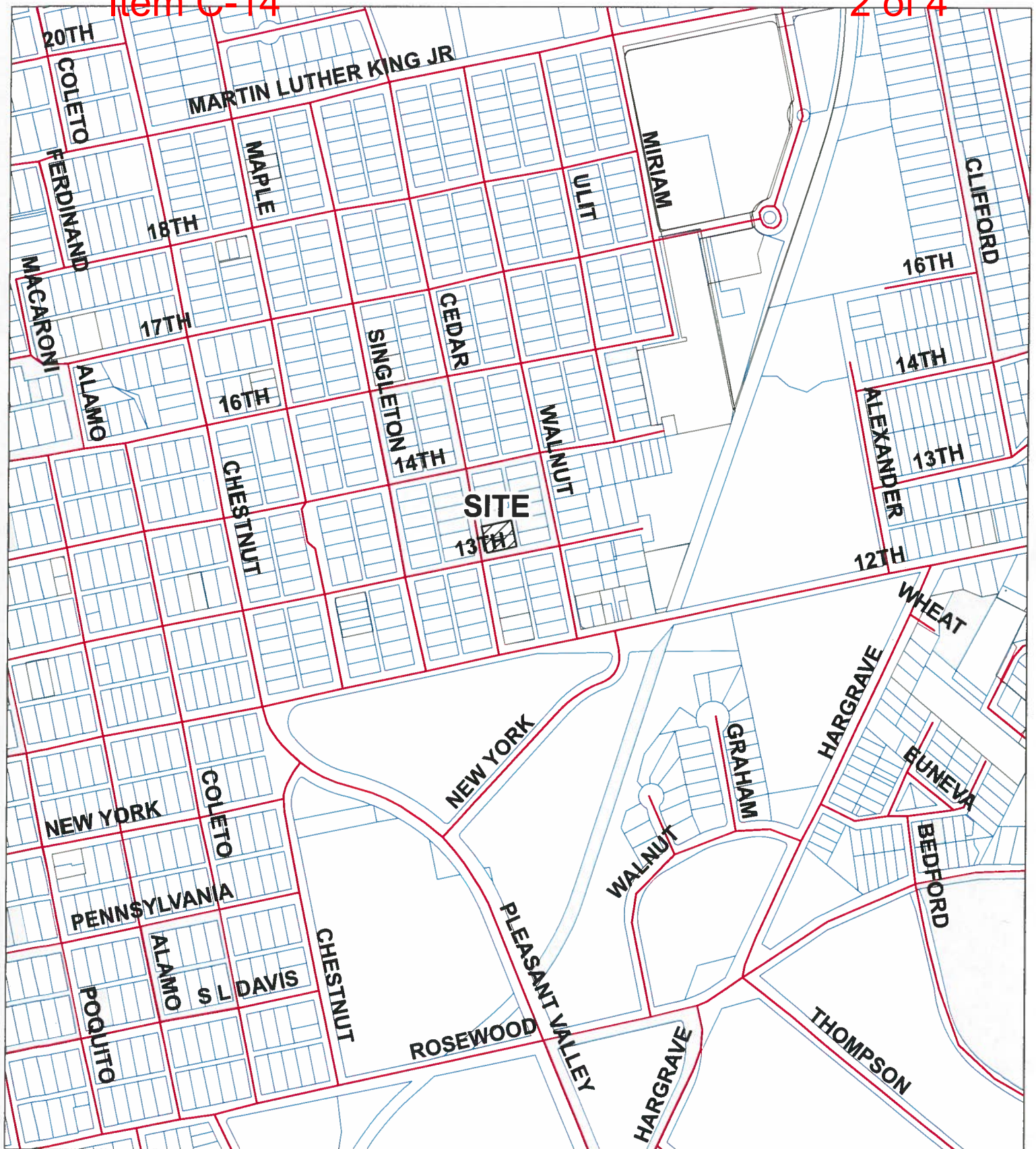
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0078.0A**P.C DATE:** May 24, 2016**SUBDIVISION NAME:** Resubdivision of Lots 7 and 8, Block 17, Glenwood Addition**AREA:** 0.278 acres**LOTS:** 4**APPLICANT:** ME1 Investments, L.P.**AGENT:** Genesis 1 Engineering
(George Gonzalez)**ADDRESS OF SUBDIVISION:** 1301 & 1303 Cedar Ave.**GRIDS:** K23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Chestnut**PROPOSED LAND USE:** Residential

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 7 and 8, Block 17, Glenwood Addition consisting of 4 lots on 0.278 acres. The applicant proposes to resubdivide two existing lots into a four lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

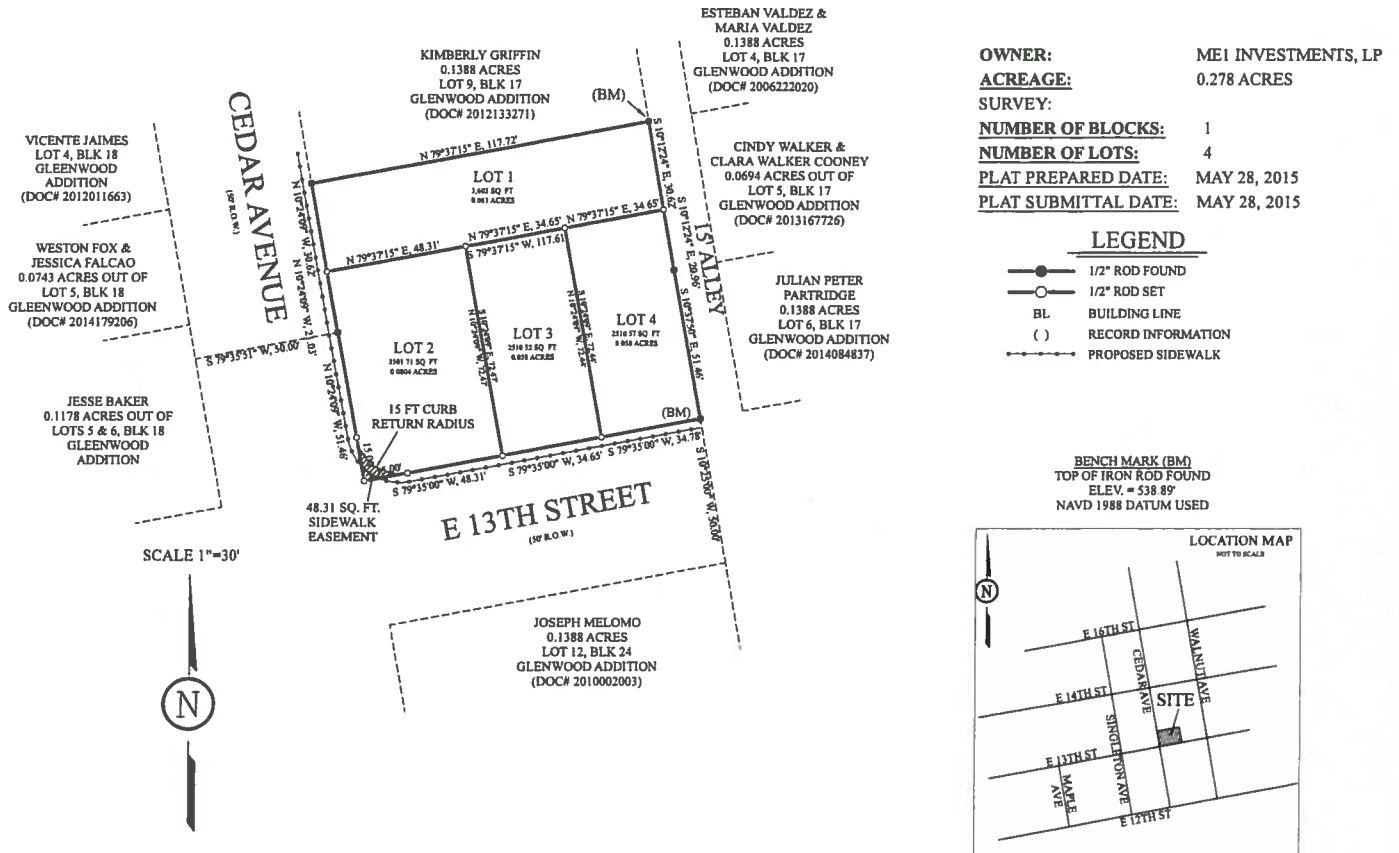
STAFF RECOMMENDATION: Staff recommends approval of the plat, the subdivision meets applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2015-0078.0A
ADDRESS: 1301 & 1303 CEDAR AVE.
PROJECT: GLENWOOD ADDITION; RESUBDIVISION
OF LOTS 7 & 8, BLOCK 17
CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOTS 7 AND 8, BLOCK 17, GLENWOOD ADDITION



STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED: 04/26/2016



EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729

STATE OF TEXAS
COUNTY OF TRAVIS

THIS SUBDIVISION IS WITHIN ZONE "X" OF THE 100-YEAR FLOODPLAIN. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL# 48453C 0465H, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

GEORGE GONZALEZ, JR. PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 78329
GENESIS 1 ENGINEERING
6104 S. FIRST STREET, STE. 105
AUSTIN, TX 78745

04/29/16
DATE



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0078.0A

**Contact: Cesar Zavala, 512-974-3404 or
Cindy Casillas, 512-974-3437**

Public Hearing: May 24, 2016, Planning Commission

Eldona T. Reynolds

Your Name (please print)

☐ I am in favor
☒ I object

1403 Walnut Avenue

Your address(es) affected by this application

Eldona T. Reynolds

Signature

Date

Daytime Telephone: [REDACTED]

Comments:

Changes the character of the neighborhood.

Two many structures on too small a space.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810